

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT

1. PAGE 1 OF 2 PAGES

2. AMENDMENT No. 006	3. EFFECTIVE DATE July 20, 2006	4. PURCHASE REQUISITION NO.:	5A. PROJECT TITLE: Management Services for the Thurgood Marshall Federal Judiciary Building
			5B. PROJECT NO (If applicable)
6. ISSUED BY ARCHITECT OF THE CAPITOL United States Capitol Washington, D.C. 20515		7. ADDRESS AMENDMENT/MODIFICATION TO Architect of the Capitol Procurement Division Ford House Office Building, Room H2-263 Attn: Mr. Patrick G. Hunt Second and "D" Streets, S.W. Washington, DC 20515	
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code)		X	9A. AMENDMENT OF SOLICITATION No. RFP 060101
			9B. DATED (See Item 11) April 24, 2006
			10A. MODIFICATION OF CONTRACT/ORDER NO.
			10B. DATED (See Item 13)

11. THIS ITEM APPLIES ONLY TO AMENDMENTS OF SOLICITATIONS

The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of offers is not changed by this Amendment.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:

(a) By completing Items 8 and 15, and returning ? copies of the amendment;

(b) By acknowledging receipt of this amendment in Block 12 of the AOC 33 or Block 19 of the AOC 1442 of the original solicitation package, giving amendment number and its date; or

(c) By separate letter which includes a reference to the solicitation and amendment numbers.

FAILURE OF YOUR ACKNOWLEDGEMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by letter, provided each letter makes reference to the solicitation and this amendment, and is received prior to the opening/receipt hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required)

13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS AND MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

Check One	
	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT/ORDER NO. IN ITEM 10A.
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b)(1)
	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
	D. OTHER (Specify type of modification and authority)

E. IMPORTANT: Contractor _____ is not, _____ is required to sign this document and return it to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION

SEE THE ATTACHED

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME OF CONTRACTING OFFICER (Type or print)	
15B. OFFEROR/CONTRACTOR _____ (Signature of person authorized to sign)	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA By _____ (Signature of Contracting Officer)	16C. DATE SIGNED

1. This Amendment No.006 is issued to the above referenced Solicitation to replace pages with those that have corrections and/or changes made to them and to answer questions. Those pages with **black** lines (e.g. **1**) * indicate where the changes and/or corrections have been made. Please replace the following pages with those currently in the solicitation package.

Remove Pages	Replace Pages
Section B SCHEDULE Page B-2 B-6 through B-20	Section B THE SCHEDULE Page B-2 Pages B-6 through B-20
Section F DELIVERIES OR PERFORMANCE Page F-2	Section F DELIVERIES OR PERFORMANCE Page F-2
Section J LIST OF ATTACHMENTS Pages 1 and 2	Section J LIST OF ATTACHMENTS Pages J.1 and J.2
Section L INSTRUCTION/CONDITIONS AND NOTICES TO OFFERORS Page L-13	Section L INSTRUCTION/CONDITIONS AND NOTICES TO OFFERORS Page L-13
	ATTACHMENT No. J.29A SEIU Information Regarding Health and Welfare Fund for Service Employees International Union

2. Contractors are advised if they would like to receive a electronic copy of the Excell Spreadsheet of Section B they are to email Mr. Patrick G. Hunt at phunt@aoc.gov

Attachments:

Section B, Pages B-2, Pages B-6 through B-20
Section F, Page F-2
Section J, Pages J-1 and J-2
Section L, Page L-13
Attachment No. J.29.A

SECTION B

SUPPLIES OR SERVICES AND PRICE/COSTS

B.1 GENERAL PURPOSE

The Contractor shall provide all management, administrative, and technical support, supervision, labor, all materials, supplies and equipment (except as otherwise specified herein), necessary to plan, schedule, coordinate, and carry-out all management, architectural, engineering, mechanical, electrical, plumbing, maintenance, repair functions to all building systems, as well as landscaping, trash removal, custodial, and security services at the Thurgood Marshall Federal Judiciary Building (TMFJB) specified in this Contract.

(End of Article)

B.2 TYPES OF SERVICES

There are two categories of services covered under this Contract:

.1 Monthly Services for which there is a firm fixed price per month for the required services (CLINs 0001 through 0009 in the Base Year, and 0x01 through 0x09 for option years), and

.2 Reimbursable Services, related materials, and management fee (all other CLINs which may be ordered by individually funded delivery orders.

(End of Article)

B.3 PRICING INFORMATION

.1 This Section B provides the prices to be paid for the supplies and services described in Section C, Statement of Work/Requirements.

.2 Separate Firm-Fixed-Prices shall be submitted for the base year and all of the four option years. All pricing shall be fully burdened and shall include all general, administrative and overhead expenses, and profit. Failure to provide prices for all items will be cause for rejection of offer.

.3 In the Schedule of Items, the CLINs for the base contract year are 0001 through 0014. For the option years, the following CLINs, can be substituted for the purposes of these instructions:

CLINs 0101 through CLINs 0114 - First option year, (October 1, 2007 through September 30, 2008)
CLINs 0201 through CLINs 0214 - Second option year, (October 1, 2008 through September 30, 2009)
CLINs 0301 through CLINs 0314 - Third option year, (October 1, 2009 through September 30, 2010)
CLINs 0401 through CLINs 0414 - Fourth option year, (October 1, 2010 through September 30, 2011)
CLINs 0501 through CLINs 0514 - Fifth option period, (October 1, 2011 through November 30, 2011)

.3 The following descriptions are furnished to provide a clear understanding of the requirements of the various Contract Line Item Numbers (CLINs). CLINs 0001 through 0009 shall be used to identify the fixed cost associated with providing the related services. CLIN 0010 shall be used to identify the reimbursable costs associated with snow removal depending on the depth of snow. CLIN 0011 and CLIN 0012 and associated sub-CLINs shall be used to identify the actual hourly rates for the labor categories which shall be used in determining the labor costs proposed on reimbursable requests issued under this contract.

SECTION F

DELIVERIES OR PERFORMANCE

F.1 TERM OF CONTRACT

- .1 The period of performance of this contract shall be from December 1, 2006 through September 30, 2007 plus a required phase-in period which shall be performed between November 1, 2006 through November 30, 2006.
- .2 If options are exercised in accordance with Section I of this contract, the term of the contract during such option periods shall be as follows:

Option 1:	October 1, 2007 through September 30, 2008
Option 2:	October 1, 2008 through September 30, 2009
Option 3:	October 1, 2009 through September 30, 2010
Option 4:	October 1, 2010 through September 30, 2011
Option 5:	October 1, 2011 through November 30, 2011

F.2 PERFORMANCE LOCATIONS

- .1 The services to be provided by this Contract shall be performed at the Thurgood Marshall Federal Judiciary Building, One Columbus Circle NE, Washington, DC 20544

F.3 HOURS OF PERFORMANCE

- .1 In accordance with Section C.2, FACILITIES MANAGEMENT, the Contractor shall be responsible for providing the necessary staff to provide continuous coverage to effectively maintain, operate and protect the TMFJB during normal hours of operation. The normal hours of operation do not relieve the Contractor of the requirements to perform other services described herein that may require additional hours/personnel. The term normal hours of operation are Monday through Friday from 6:00 AM to 8:00 PM. The Contractor is responsible for performing scheduled and unscheduled maintenance and repairs, as necessary, on a 24 hour-per-day, 365 day-per-year basis.

F.4 WRITTEN DOCUMENTS, NOTIFICATIONS, FORMS AND REPORTS

- .1 The Contractor shall provide the COTR the below listed written documents, notifications, forms and reports under this contract at the identified scheduled times throughout the term of this contract. The sections referenced provide the information required in the report. The COTR shall review and either accept or request revisions no later than 15 business days after receipt of the written documents unless otherwise stated in this contract or other time specified by the COTR. One copy of each deliverable marked "***" shall also be delivered to the AOC./Facilities Manager.

- .2 **Deliverables:** The Contractor shall provide the Government with all information listed below. In addition, the Contractor shall provide any other reports required by the government during the term of the contract. The reporting format shall be developed between the CO or COTR and the Contractor. All Contractor developed charts, reports, check sheets, logs, and other reporting or documentation methodology for any portion of this contract shall be approved and/or accepted by the COTR. Each chart, report, check sheet, log, and other reporting documentation shall be in sufficient detail that such data as required by the Contracting Officer, COTR, or other Government representative shall provide statistical data sufficient for determining the operations and maintenance requirements of the building, its equipment, and grounds. All records shall be maintained by the Contractor and made available to the Government immediately upon request/notice.

SECTION J
LIST OF ATTACHMENTS

<u>ATTACH. NUMBER</u>	<u>ATTACHMENT NAME</u>	<u>NO. OF PAGES</u>
J.1	TMFJB Building Information Sheet	2
J.2	CAD Floor Plans	1
J.3	TMFJB Record Data	1
J.4	TMFJB Mechanical-Electrical-Plumbing (M-E-P) Systems Narrative	11
J.5	TMFJB M-E-P Systems - Equipment List	5
J.6	Preventive Maintenance Guide Listing	5
J.7	List of Government Furnished Equipment	8
J.8	<u>WAGE DETERMINATION No's:</u> <u>1994-2103 (Rev 34) dated 03/10/2005</u>	9
J.9	Day Porter and Night Time and Weekend Cleaning Quality Requirements	16
J.10	Security Personnel Performance Standards	3
J.11	Storage Paper Inventory	1
J.12	Building Codes and Regulations	1
J.13	Day Cleaning List	1
J.14	Thurgood Marshall Federal Judiciary Building Rules and Regulations	8
J.15	Equipment List (a) - TMFJB Cafeteria	3
J.16	Equipment List (b) - FJC Auditorium and Classrooms	1
J.17	Equipment List (c) - Computer Center Training Rooms	1
J.18	RESERVED	
J.19	Security Camera System	1
J.20	Equipment List (f) - Child Development Center (CDC)	1
J.21	Payment Information Form, Ach Vendor Payment System	1

J.22	Request for Check of Criminal History Records (For Informational Purposes Only)	
J.23	Site Walkthrough Locations	1
J.24	Weekly Maintenance Worksheet	1
J.25	AOC Design Manual	
J.26	RESERVED	
J.27	List of Incumbent Contractors	2
J.28	Landscape Requirements	2
J.29	Collective Bargaining Agreements	31
J.29A	SEIU Information regarding Health and Welfare Fund for Service Employees International Union	1
J.30	Contractor Maintained Telephones	1
J.31	List of Site Visit Attendees	4
J.32	List of Interested Parties	3
J.33	Past Performance Questionnaire	4

END OF SECTION J

of a discrepancy between the printed copy and the electronic copy of the proposed prices, the electronic copy will be presumed to be correct.

.4 Offerors must enter the following data in the Government supplied Microsoft Excel 2002 spreadsheet and submit the completed spreadsheet as part of their bid.

.1 The name of the entity submitting the proposal in the cell at the top of the spreadsheet labeled "Offeror's Name".

.2 The date of their offer in the cell at the top of the spreadsheet labeled "Date:".

.3 Unit prices only for all contract line items and subline items for all years as indicated in the schedule. **Do NOT enter any data in the Total Price columns** of the Excel spreadsheet. The spreadsheet will automatically calculate the amounts, subtotals and totals. If there is no price associated with an item, N/C (No Charge) shall be inserted in the unit price columns. In the event there is a discrepancy between a unit price and the extended total amount, the unit price will be held to be the intended offer, and the totals will be re-computed accordingly.

.5 If an offeror finds a need for additional rates or labor categories in Items 0x11 or 0x12, they should add subline items for those rates or labor categories. Rows should be added to the spreadsheet above the affected subtotal for this purpose. In such cases, the offeror shall either apportion the Government's estimated man hours among the various related proposed rates in accordance with the offeror's best estimate of what is typically required, or propose additional man hours. Any proposed additional man hours should be proportional to the Government's estimated man hours for the related labor categories. The proposal must include a narrative description of added subline items and the detailed rationale for any additional and/or apportioned man hours. The Government will review the rationale for the proposed apportionment and will evaluate the price proposal using man hours or composite rates that we determine to be the most realistic.

.6 Offerors must NOT make any changes to the Government supplied Microsoft Excel 2002 spreadsheet other than those required or allowed in paragraphs L.9.3.2.4 and L.9.3.2.5 above. Offerors must NOT change ANY data in any cell of the Government supplied Microsoft Excel 2002 spreadsheet except as authorized in paragraphs L.9.3.2.4 and L.9.3.2.5 above.

.7 For pricing purposes, offerors should assume a contract award date of October 31, 2006 with a phase-in period beginning November 1, 2006 and performance to commence December 1, 2006.

.8 CLIN 0013, with the estimated direct material costs amount provided, shall be included in each offeror's proposed price and is for evaluation purposes only. This figure is already entered in the Government furnished Microsoft Excel 2002 spreadsheet file and shall not to be altered by the offeror.

.9 Separate Firm-Fixed-Prices shall be submitted for the base year and all of the four option years. All pricing shall be fully burdened and shall include all general, administrative and overhead expenses, and profit. Failure to provide prices for all items will be cause for rejection of offer.

.3 Tab C: Section K - The "REPRESENTATIONS AND CERTIFICATIONS".

SEIU INFORMATION REGARDING HEALTH AND WELFARE FUND FOR SERVICE EMPLOYEES INTERNATIONAL UNION

The maximum amount the Employer will pay to the SEIU Health and Welfare Fund per month per eligible employee for such single insurance coverage is as follows:

<u>Effective 1/1/04</u>	<u>1/1/05</u>	<u>1/1/06</u>	<u>1/1/07</u>	<u>1/1/08</u>
\$211.00	\$235.00	\$255.00	\$280.50	\$308.50

Section 2. Part-Time Worker Coverage: The Employer shall contribute to a health and welfare trust fund that is jointly administered by the parties and that will be determined by January 1, 2004, the following amounts per paid hour on behalf of all part-time employees who work less than thirty-five (35) hours per week:

<u>Effective 1/01/04</u>	<u>1/1/05</u>	<u>1/1/06</u>	<u>1/1/07</u>	<u>1/1/08</u>
\$.10	\$.20	\$.30	\$.40	\$.50

Section 3. Effective January 1, 2005 health insurance will be provided to the 750 most senior part-time employees who work less than 35 hours per week. In order to be eligible, these most senior employees who are selected must not be covered under another comparable health insurance plan from another job, a spouse or a public program. Seniority, for purposes of this benefit only, shall be based on the employee's length of continuous service with an Employer or Employers who are signatory to this Agreement or its predecessor.

Section 4. A Committee representing both parties will be formed to work with the jointly administered health and welfare trust fund referenced in this Article to explore options for a healthcare program which best meets the needs of the employees given the money made available by the contributions required by this Article. The Committee will also design a system by which bargaining unit seniority for purposes of this provision is tracked and health insurance eligibility is determined.

Consolidated Engineering Services														
REP 010042														
Facilities Management of the Thurgood Marshall Federal Judiciary Building														
ITEM #	Description	QTY	U/M	BASE YR Unit Price	BASE YR 12 Mo Total Price	1st OPTION Unit Price	1st OPTION Total Price	2nd OPTION Unit Price	2nd OPTION Total Price	3rd OPTION Unit Price	3rd OPTION Total Price	4th OPTION Unit Price	4th OPTION Total Price	5th OPTION Unit Price
000A	Phase-In	2	MO											
FIRM FIXED PRICE ITEMS (MONTHLY SERVICES)														
0x01-	Facilities Management	12	MO											
Operations of all building equipment and systems including preventive and														
0x02-	corrective maintenance													
0x02A	Building Infrastructure Maintenance	12	MO											
0x02B	Architectural/Structural Maintenance	12	MO											
Operation, Maintenance, and Repair of All														
0x02C	Elevators and Elevator Systems	12	MO											
Emergency Alarm and Signal Maintenance														
0x02D	and Testing	12	MO											
0x02E	Maintenance of Tenant Equipment	12	MO											
0x02-	Sub-Total													
Janitorial/Custodial Services and Related														
0x03-	Services	12	MO											
Trash or Solid Waste Disposal/Removal														
0x04A	Trash or Solid Waste Disposal/Removal	12	MO											
0x04B	Wet Waste Removal	12	MO											
0x04C	Recycling Program	12	MO											
0x04-	Sub-total													
0x05-	Integrated Pest Management	12	MO											
0x06-	Mail Services	12	MO											
0x07-	Floor Copter Services	12	MO											
Landscaping, Grounds, and Plant														
0x08-	Maintenance													
Exterior Landscaping and Grounds														
0x08A	Maintenance	12	MO											
0x08B	Interior Atrium and Plant Maintenance	12	MO											
0x08C	Seasonal Color Installation	12	MO											
0x08D	Tree and Bed Mulch	12	MO											
0x08-	Sub-Total													
0x09-	Security Services	12	MO											
TOTAL PRICE FOR FIXED PRICE CONTRACT LINE ITEMS 000A THROUGH 0x09														

ITEM #	Description	QTY	UM	BASE YR Unit Price	BASE YR 12 Total Price	1st OPTION Unit Price	1st OPTION Total Price	2nd OPTION Unit Price	2nd OPTION Total Price	3rd OPTION Unit Price	3rd OPTION Total Price	4th OPTION Unit Price	4th OPTION Total Price	5th OPTIC Unit Price
ITEM #	Description	**EST QTY	UM	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	
**Quantities are estimates only. The Government shall NOT be obligated to order any of these services.														
0x10-	Show and Ice Removal													
0x10A	0 - 4"	15	HR											
0x10B	4 - 8"	25	HR											
0x10C	8" or More	35	HR											
0x10-	Sub-Total													
Reimbursable Services During Normal														
0x11-	Hours of Operation:													
0x11A	General Laborer	120	MH											
0x11B	General Maintenance Worker	120	MH											
Heating, Refrigeration, and Air Conditioning														
0x11C	Mechanic	25	MH											
0x11D	Heavy Equipment Mechanic	15	MH											
0x11E	Heavy Equipment Operator	25	MH											
0x11F	Maintenance Electrician	145	MH											
0x11G	Maintenance Carpenter	25	MH											
0x11H	Maintenance Plumber	15	MH											
0x11J	Maintenance Painter	100	MH											
0x11K	Elevator Repairer	15	MH											
0x11L	Elevator Repairer, Helper	15	MH											
0x11M	Elevator Repairer, Apprentice	15	MH											
0x11N	Fire Alarm System Mechanic	25	MH											
0x11O	Furniture Handler (Large Moves)	15	MH											
0x11P	Furniture Repairer	15	MH											
0x11Q	Upholsterer	15	MH											
0x11Q	Guard II	15	MH											
Reimbursable Services Outside of Normal														
0x12-	Hours of Operation:													
0x12A	General Laborer	40	MH											
0x12B	General Maintenance Worker	40	MH											
Heating, Refrigeration, and Air Conditioning														
0x12C	Mechanic	10	MH											
0x12D	Heavy Equipment Mechanic	5	MH											
0x12E	Heavy Equipment Operator	10	MH											
0x12F	Maintenance Electrician	50	MH											
0x12G	Maintenance Carpenter	10	MH											
0x12H	Maintenance Plumber	5	MH											
0x12I	Maintenance Painter	30	MH											
0x12J	Elevator Repairer	5	MH											
0x12K	Elevator Repairer, Helper	5	MH											
0x12L	Elevator Repairer, Apprentice	5	MH											
0x12M	Fire Alarm System Mechanic	5	MH											
0x12N	Furniture Handler (Large Moves)	10	MH											
0x12O	Furniture Repairer	5	MH											
0x12P	Upholsterer	5	MH											
0x12Q	Guard II	5	MH											

ITEM #	Description	QTY	UM	BASE YR 12		1st OPTION		1st OPTION		2nd OPTION		2nd OPTION		3rd OPTION		3rd OPTION		4th OPTION		4th OPTION		5th OPTION	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price				
DIRECT MATERIAL COSTS AND MANAGEMENT FEE																							
ITEM #	Description	EST%	BASIC CONTRACT YEAR		FIRST OPTION YEAR		SECOND OPTION YEAR		THIRD OPTION YEAR		FOURTH OPTION YEAR		FIFTH OPTION YEAR										
0x13-	Direct Material Costs	Est.																					
0x14- + 0x13)	Management Fee (% of 0x10 + 0x11 + 0x12	%		0.08																			

Basic Contract Year					
12/01/06 through 09/30/07					
Facilities Management of the Thurgood Marshall					
Federal Judiciary Building					
Contractor's Name:					
ITEM #	Description	QTY	U/M	BASE YR Unit Price	BASE YR Total Price
000A	Phase-In	1	mo		
FIRM FIXED PRICE ITEMS (MONTHLY SERVICES)					
0001-	Facilities Management	10	MO		
Operations of all building equipment and systems including preventive and corrective maintenance					
0002-					
0002A	Building Infrastructure Maintenance	10	MO		
0002B	Architectural/Structural Maintenance	10	MO		
Operation, Maintenance, and Repair of All					
0002C	Elevators and Elevator Systems	10	MO		
Emergency Alarm and Signal Maintenance					
0002D	and Testing	10	MO		
0002E	Maintenance of Tenant Equipment	10	MO		
0002-	Sub-Total				
Janitorial/Custodial Services and Related					
0003-	Services				
Trash or Solid Waste Disposal/Removal					
0004A	Trash or Solid Waste Disposal/Removal	10	MO		
0004B	Removal of Wet Waste	10	MO		
0004C	Recycling Program	10	MO		
0004-	Sub-total				
0005-	Integrated Pest Management	10	MO		
0006-	Mail Services	10	MO		
0007-	Floor Copier Services	10	MO		
Landscaping, Grounds, and Plant					
0008-	Maintenance				
Exterior Landscaping and Grounds					
0008A	Maintenance	10	MO		
0008B	Interior Atrium and Plant Maintenance	10	MO		
0008C	Seasonal Color Installation	10	MO		
0008D	Tree and Bed Mulch	10	MO		
0008-	Sub-Total				
0009-	Security Services	10	MO		
TOTAL PRICE FOR FIXED PRICE					
CONTRACT LINE ITEMS 000A THROUGH					
0009					

ITEM #	Description	QTY	U/M	BASE YR Unit Price	BASE YR Total Price
REIMBURSABLE SERVICES			**EST	BASIC CONTRACT YEAR	
ITEM #	Description	QTY	U/M	Unit Price	Total Price
**Quantities are estimates only. The Government shall NOT be obligated to order any of these services.					
0010-	Snow and Ice Removal				
0010A	0 - 4"	15	HR		
0010B	4 - 8"	25	HR		
0010C	8" or More	35	HR		
0010-	Sub-Total				
Reimbursable Services During Normal Hours of Operation:					
0011A	General Laborer	120	MH		
0011B	General Maintenance Worker	120	MH		
Heating, Refrigeration, and Air Conditioning					
0011C	Mechanic	25	MH		
0011D	Heavy Equipment Mechanic	15	MH		
0011E	Heavy Equipment Operator	25	MH		
0011F	Maintenance Electrician	145	MH		
0011G	Maintenance Carpenter	25	MH		
0011H	Maintenance Plumber	15	MH		
0011J	Maintenance Painter	100	MH		
0011K	Elevator Repairer	15	MH		
0011L	Elevator Repairer, Helper	15	MH		
0011M	Elevator Repairer Apprentice	15	MH		
0011N	Fire Alarm System Mechanic	15	MH		
0011P	Furniture Handler (Large Moves)	25	MH		
0011Q	Furniture Repairer	15	MH		
0011R	Upholsterer	15	MH		
0011S	Guard II	15	MH		
0011-	Sub-total				
Reimbursable Services Outside of Normal Hours of Operation:					
0012A	General Laborer	40	MH		
0012B	General Maintenance Worker	40	MH		
Heating, Refrigeration, and Air Conditioning					
0012C	Mechanic	10	MH		
0012D	Heavy Equipment Mechanic	5	MH		
0012E	Heavy Equipment Operator	10	MH		
0012F	Maintenance Electrician	50	MH		
0012G	Maintenance Carpenter	10	MH		
0012H	Maintenance Plumber	5	MH		
0012J	Maintenance Painter	30	MH		
0012K	Elevator Repairer	5	MH		
0012L	Elevator Repairer, Helper	5	MH		
0012M	Elevator Repairer Apprentice	5	MH		
0012N	Fire Alarm System Mechanic	5	MH		
0012O	Furniture Handler (Large Moves)	10	MH		
0012P	Furniture Repairer	5	MH		
0012Q	Upholsterer	5	MH		
0012R	Guard II	5	MH		
0012-	Sub-Total				
DIRECT MATERIAL COSTS AND MANAGEMENT FEE				BASIC CONTRACT YEAR	
ITEM #	Description	EST/%		Total Price	
0013-	Direct Material Costs	Est.			
0014-	Management Fee (% of 0010 + 0011 + 0012 + 0013)	%			

1st Option Year 10/01/07 - 09/30/08					
Facilities Management of the Thurgood Marshall Federal Judiciary Building					
ITEM #	Description	QTY	U/M	1st OPTION Unit Price	1st OPTION Total Price
FIRM FIXED PRICE ITEMS (MONTHLY SERVICES)					
0101-	Facilities Management	12	MO		
	Operations of all building equipment and systems including preventive and				
0102-	corrective maintenance				
0102A	Building Infrastructure Maintenance	12	MO		
0102B	Architectural/Structural Maintenance	12	MO		
0102C	Operation, Maintenance, and Repair of All Elevators and Elevator Systems	12	MO		
0102D	Emergency Alarm and Signal Maintenance and Testing	12	MO		
0102E	Maintenance of Tenant Equipment	12	MO		
0102-	Sub-Total				
0103-	Janitorial/Custodial Services and Related Services	12	MO		
0104-	Trash or Solid Waste Disposal/Removal				
0104A	Trash or Solid Waste Disposal/Removal	12	MO		
0104B	Wet Waste Removal	12	MO		
0104C	Recycling Program	12	MO		
0104-	Sub-total				
0105-	Integrated Pest Management	12	MO		
0106-	Mail Services	12	MO		
0107-	Floor Copier Services	12	MO		
0108-	Landscaping, Grounds, and Plant Maintenance				
	Exterior Landscaping and Grounds				
0108A	Maintenance	12	MO		
0108B	Interior Atrium and Plant Maintenance	12	MO		
0108C	Seasonal Color Installation	12	MO		
0108D	Tree and Bed Mulch	12	MO		
0108-	Sub-Total				
0109-	Security Services	12	MO		
TOTAL PRICE FOR FIXED PRICE CONTRACT LINE ITEMS 0101 THROUGH 0109					

ITEM #	Description	QTY	U/M	1st OPTION Unit Price	1st OPTION Total Price
REIMBURSABLE SERVICES				FIRST OPTION YEAR	
ITEM #	Description	**EST QTY	U/M	Unit Price	Total Price
**Quantities are estimates only. The Government shall NOT be obligated to order any of these services.					
0110-	Snow and Ice Removal				
0110A	0 - 4"	15	HR		
0110B	4 - 8"	25	HR		
0110C	8" or More	35	HR		
0110-	Sub-Total				
Reimbursable Services During Normal					
0111-	Hours of Operation:				
0111A	General Laborer	120	MH		
0111B	General Maintenance Worker	120	MH		
	Heating, Refrigeration, and Air Conditioning				
0111C	Mechanic	25	MH		
0111D	Heavy Equipment Mechanic	15	MH		
0111E	Heavy Equipment Operator	25	MH		
0111F	Maintenance Electrician	145	MH		
0111G	Maintenance Carpenter	25	MH		
0111H	Maintenance Plumber	15	MH		
0111J	Maintenance Painter	100	MH		
0111K	Elevator Repairer	15	MH		
0111L	Elevator Repairer, Helper	15	MH		
0111M	Elevator Repairer Apprentice	15	MH		
0111N	Fire Alarm System Mechanic	15	MH		
0111P	Furniture Handler (Large Moves)	25	MH		
0111Q	Furniture Repairer	15	MH		
0111R	Upholsterer	15	MH		
0111S	Guard II	15	MH		
0111-	Sub-total				
Reimbursable Services Outside of Normal					
0112-	Hours of Operation:				
0112A	General Laborer	40	MH		
0112B	General Maintenance Worker	40	MH		
	Heating, Refrigeration, and Air Conditioning				
0112C	Mechanic	10	MH		
0112D	Heavy Equipment Mechanic	5	MH		
0112E	Heavy Equipment Operator	10	MH		
0112F	Maintenance Electrician	50	MH		
0112G	Maintenance Carpenter	10	MH		
0112H	Maintenance Plumber	5	MH		
0112J	Maintenance Painter	30	MH		
0112K	Elevator Repairer	5	MH		
0112L	Elevator Repairer, Helper	5	MH		
0112M	Elevator Repairer Apprentice	5	MH		
0112N	Fire Alarm System Mechanic	5	MH		
0112O	Furniture Handler (Large Moves)	10	MH		
0112P	Furniture Repairer	5	MH		
0112Q	Upholsterer	5	MH		
0112R	Guard II	5	MH		
0112-	Sub-Total				
DIRECT MATERIAL COSTS AND					
MANAGEMENT FEE					
				FIRST OPTION YEAR	
ITEM #	Description	EST/%		Total Price	
0113-	Direct Material Costs	Est.			
Management Fee (% of 0110 + 0111 + 0112					
0114-	+ 0113)	%			

	2nd Option Year 10/01/08 - 09/30/09				
	Facilities Management of the Thurgood Marshall Federal Judiciary Building				
				2nd OPTION	2nd OPTION
ITEM #	Description	QTY	U/M	Unit Price	Total Price
	FIRM FIXED PRICE ITEMS (MONTHLY SERVICES)				
0201-	Facilities Management	12	MO		
	Operations of all building equipment and systems including preventive and corrective maintenance				
0202-	Building Infrastructure Maintenance	12	MO		
0202A	Architectural/Structural Maintenance	12	MO		
0202B	Operation, Maintenance, and Repair of All Elevators and Elevator Systems	12	MO		
0202C	Emergency Alarm and Signal Maintenance and Testing	12	MO		
0202D	Maintenance of Tenant Equipment	12	MO		
0202E	Sub-Total				
	Janitorial/Custodial Services and Related Services	12	MO		
0203-					
	Trash or Solid Waste Disposal/Removal				
0204A	Trash or Solid Waste Disposal/Removal	12	MO		
0204B	Wet Waste Removal	12	MO		
0204C	Recycling Program	12	MO		
0204-	Sub-total				
0205-	Integrated Pest Management	12	MO		
0206-	Mail Services	12	MO		
0207-	Floor Copier Services	12	MO		
	Landscaping, Grounds, and Plant Maintenance				
0208-	Exterior Landscaping and Grounds Maintenance	12	MO		
0208A	Interior Atrium and Plant Maintenance	12	MO		
0208B	Seasonal Color Installation	12	MO		
0208C	Tree and Bed Mulch	12	MO		
0208D	Sub-Total				
0209-	Security Services	12	MO		
	TOTAL PRICE FOR FIXED PRICE CONTRACT LINE ITEMS 0201 THROUGH 0209				

ITEM #	Description	QTY	U/M	2nd OPTION Unit Price	2nd OPTION Total Price
REIMBURSABLE SERVICES					
SECOND OPTION YEAR					
ITEM #	Description	**EST QTY	U/M	Unit Price	Total Price
**Quantities are estimates only. The Government shall NOT be obligated to order any of these services.					
0210-	Snow and Ice Removal				
0210A	0 - 4"	15	HR		
0210B	4 - 8"	25	HR		
0210C	8" or More	35	HR		
0210-	Sub-Total				
Reimbursable Services During Normal					
0211-	Hours of Operation:				
0211A	General Laborer	120	MH		
0211B	General Maintenance Worker	120	MH		
0211C	Heating, Refrigeration, and Air Conditioning Mechanic	25	MH		
0211D	Heavy Equipment Mechanic	15	MH		
0211E	Heavy Equipment Operator	25	MH		
0211F	Maintenance Electrician	145	MH		
0211G	Maintenance Carpenter	25	MH		
0211H	Maintenance Plumber	15	MH		
0211J	Maintenance Painter	100	MH		
0211K	Elevator Repairer	15	MH		
0211L	Elevator Repairer, Helper	15	MH		
0211M	Elevator Repairer Apprentice	15	MH		
0211N	Fire Alarm System Mechanic	15	MH		
0211P	Furniture Handler (Large Moves)	25	MH		
0211Q	Furniture Repairer	15	MH		
0211R	Upholsterer	15	MH		
0211S	Guard II	15	MH		
0211-	Sub-total				
Reimbursable Services Outside of Normal					
0212-	Hours of Operation:				
0212A	General Laborer	40	MH		
0212B	General Maintenance Worker	40	MH		
0212C	Heating, Refrigeration, and Air Conditioning Mechanic	10	MH		
0212D	Heavy Equipment Mechanic	5	MH		
0212E	Heavy Equipment Operator	10	MH		
0212F	Maintenance Electrician	50	MH		
0212G	Maintenance Carpenter	10	MH		
0212H	Maintenance Plumber	5	MH		
0212J	Maintenance Painter	30	MH		
0212K	Elevator Repairer	5	MH		
0212L	Elevator Repairer, Helper	5	MH		
0212M	Elevator Repairer Apprentice	5	MH		
0212N	Fire Alarm System Mechanic	5	MH		
0212O	Furniture Handler (Large Moves)	10	MH		
0212P	Furniture Repairer	5	MH		
0212Q	Upholsterer	5	MH		
0212R	Guard II	5	MH		
0212-	Sub-Total				
DIRECT MATERIAL COSTS AND					
MANAGEMENT FEE					
SECOND OPTION YEAR					
ITEM #	Description	EST/%			Total Price
0213-	Direct Material Costs	Est.			
0214-	Management Fee (% of 0210 + 0211 + 0212 + 0213)	%			

Section B.4 Schedule of Items					
3rd Option Year 10/01/09 - 09/30/10					
Facilities Management of the Thurgood Marshall Federal Judiciary Building					
ITEM #	Description	QTY	U/M	3rd OPTION Unit Price	3rd OPTION Total Price
FIRM FIXED PRICE ITEMS (MONTHLY SERVICES)					
0301-	Facilities Management	12	MO		
	Operations of all building equipment and systems including preventive and corrective maintenance				
0302A	Building Infrastructure Maintenance	12	MO		
0302B	Architectural/Structural Maintenance	12	MO		
0302C	Operation, Maintenance, and Repair of All Elevators and Elevator Systems	12	MO		
0302D	Emergency Alarm and Signal Maintenance and Testing	12	MO		
0302E	Maintenance of Tenant Equipment	12	MO		
0302-	Sub-Total				
0303-	Janitorial/Custodial Services and Related Services	12	MO		
0304-	Trash or Solid Waste Disposal/Removal				
0304A	Trash or Solid Waste Disposal/Removal	12	MO		
0304B	Recycling Program	12	MO		
0304C	Removal of Wet Waste	12	MO		
0304-	Sub-total				
0305-	Integrated Pest Management	12	MO		
0306-	Mail Services	12	MO		
0307-	Floor Copier Services	12	MO		
0308-	Landscaping, Grounds, and Plant Maintenance				
0308A	Exterior Landscaping and Grounds Maintenance	12	MO		
0308B	Interior Atrium and Plant Maintenance	12	MO		
0308C	Seasonal Color Installation	12	MO		
0308D	Tree and Bed Mulch	12	MO		
0308-	Sub-Total				
0309-	Security Services	12	MO		
	TOTAL PRICE FOR FIXED PRICE CONTRACT LINE ITEMS 0301 THROUGH 0309A				

ITEM #	Description	QTY	U/M	3rd OPTION Unit Price	3rd OPTION Total Price
REIMBURSABLE SERVICES					
		**EST		THIRD OPTION YEAR	
ITEM #	Description	QTY	U/M	Unit Price	Total Price
**Quantities are estimates only. The Government shall NOT be obligated to order any of these services.					
0310-	Snow and Ice Removal				
0310A	0 - 4"	15	HR		
0310B	4 - 8"	25	HR		
0310C	8" or More	35	HR		
0310-	Sub-Total				
Reimbursable Services During Normal					
0311-	Hours of Operation:				
0311A	General Laborer	120	MH		
0311B	General Maintenance Worker Heating, Refrigeration, and Air Conditioning	120	MH		
0311C	Mechanic	25	MH		
0311D	Heavy Equipment Mechanic	15	MH		
0311E	Heavy Equipment Operator	25	MH		
0311F	Maintenance Electrician	145	MH		
0311G	Maintenance Carpenter	25	MH		
0311H	Maintenance Plumber	15	MH		
0311J	Maintenance Painter	100	MH		
0311K	Elevator Repairer	15	MH		
0311L	Elevator Repairer, Helper	15	MH		
0311M	Elevator Repairer Apprentice	15	MH		
0311N	Fire Alarm System Mechanic	15	MH		
0311P	Furniture Handler (Large Moves)	25	MH		
0311Q	Furniture Repairer	15	MH		
0311R	Upholsterer	15	MH		
0311S	Guard II	15	MH		
0311-	Sub-total				
Reimbursable Services Outside of Normal					
0312-	Hours of Operation:				
0312A	General Laborer	40	MH		
0312B	General Maintenance Worker Heating, Refrigeration, and Air Conditioning	40	MH		
0312C	Mechanic	10	MH		
0312D	Heavy Equipment Mechanic	40	MH		
0312E	Heavy Equipment Operator	40	MH		
0312F	Maintenance Electrician	10	MH		
0312G	Maintenance Carpenter	5	MH		
0312H	Maintenance Plumber	10	MH		
0312J	Maintenance Painter	50	MH		
0312K	Elevator Repairer	10	MH		
0312L	Elevator Repairer, Helper	5	MH		
0312M	Elevator Repairer Apprentice	15	MH		
0312N	Fire Alarm System Mechanic	30	MH		
0312P	Furniture Handler (Large Moves)	5	MH		
0312Q	Furniture Repairer	5	MH		
0312R	Upholsterer	5	MH		
0312S	Guard II	10	MH		
0312-	Sub-Total				
DIRECT MATERIAL COSTS AND					
MANAGEMENT FEE					
ITEM #	Description				
0313-	Direct Material Costs			THIRD OPTION YEAR	
		EST/%			Total Price
0314-	Management Fee (% of 0310 + 0311 + 0312 + 0313)				
		Est.			
		%			

Section B.4 Schedule of Items					
4th Option Year 10/01/10 - 09/30/11					
Facilities Management of the Thurgood Marshall Federal Judiciary Building					
ITEM #	Description	QTY	U/M	4th OPTION Unit Price	4th OPTION Total Price
FIRM FIXED PRICE ITEMS (MONTHLY SERVICES)					
0401-	Facilities Management	12	MO		
0402-	Operations of all building equipment and systems including preventive and corrective maintenance				
0402A	Building Infrastructure Maintenance	12	MO		
0402B	Architectural/Structural Maintenance	12	MO		
0402C	Operation, Maintenance, and Repair of All Elevators and Elevator Systems	12	MO		
0402D	Emergency Alarm and Signal Maintenance and Testing	12	MO		
0402E	Maintenance of Tenant Equipment	12	MO		
0402-	Sub-Total				
0403-	Janitorial/Custodial Services and Related Services	12	MO		
0404-	Trash or Solid Waste Disposal/Removal				
0404A	Trash or Solid Waste Disposal/Removal	12	MO		
0404B	Recycling Program	12	MO		
0404C	Removal of Wet Waste	12	MO		
0404-	Sub-total				
0405-	Integrated Pest Management	12	MO		
0406-	Mail Services	12	MO		
0407-	Floor Copier Services	12	MO		
0408-	Landscaping, Grounds, and Plant Maintenance				
0408A	Exterior Landscaping and Grounds Maintenance	12	MO		
0408B	Interior Atrium and Plant Maintenance	12	MO		
0408C	Seasonal Color Installation	12	MO		
0408D	Tree and Bed Mulch	12	MO		
0408-	Sub-Total				
0409-	Security Services	12	MO		
TOTAL PRICE FOR FIXED PRICE CONTRACT LINE ITEMS 0401 THROUGH 0409					

ITEM #	Description	QTY	U/M	4th OPTION Unit Price	4th OPTION Total Price
REIMBURSABLE SERVICES					
FOURTH OPTION YEAR					
ITEM #	Description	**EST QTY	U/M	Unit Price	Total Price
**Quantities are estimates only. The Government shall NOT be obligated to order any of these services.					
0410-	Snow and Ice Removal				
0410A	0 - 4"	15	HR		
0410B	4 - 8"	25	HR		
0410C	8" or More	35	HR		
0410-	Sub-Total				
Reimbursable Services During Normal					
0411-	Hours of Operation:				
0411A	General Laborer	120	MH		
0411B	General Maintenance Worker	120	MH		
	Heating, Refrigeration, and Air Conditioning				
0411C	Mechanic	25	MH		
0411D	Heavy Equipment Mechanic	15	MH		
0411E	Heavy Equipment Operator	25	MH		
0411F	Maintenance Electrician	145	MH		
0411G	Maintenance Carpenter	25	MH		
0411H	Maintenance Plumber	15	MH		
0411J	Maintenance Painter	100	MH		
0411K	Elevator Repairer	15	MH		
0411L	Elevator Repairer, Helper	15	MH		
0411M	Elevator Repairer Apprentice	15	MH		
0411N	Fire Alarm System Mechanic	15	MH		
0411P	Furniture Handler (Large Moves)	25	MH		
0411Q	Furniture Repairer	15	MH		
0411R	Upholsterer	15	MH		
0411S	Guard II	15	MH		
0411-	Sub-total				
Reimbursable Services Outside of Normal					
0412-	Hours of Operation:				
0412A	General Laborer				
0412B	General Maintenance Worker				
	Heating, Refrigeration, and Air Conditioning				
0412C	Mechanic				
0412D	Heavy Equipment Mechanic	40	MH		
0412E	Heavy Equipment Operator	40	MH		
0412F	Maintenance Electrician	10	MH		
0412G	Maintenance Carpenter	5	MH		
0412H	Maintenance Plumber	10	MH		
0412J	Maintenance Painter	50	MH		
0412K	Elevator Repairer	10	MH		
0412L	Elevator Repairer, Helper	5	MH		
0412M	Elevator Repairer Apprentice	15	MH		
0412N	Fire Alarm System Mechanic	30	MH		
0412P	Furniture Handler (Large Moves)	5	MH		
0412Q	Furniture Repairer	5	MH		
0412R	Upholsterer	5	MH		
0412S	Guard II	10	MH		
0412-	Sub-Total				
DIRECT MATERIAL COSTS AND					
MANAGEMENT FEE					
0413-	Direct Material Costs				
FOURTH OPTION YEAR					
	Management Fee (% of 0410 + 0411 + 0412 + 0413)	EST/%			Total Price
0414-		Est.			
		%			

Section B.4 Schedule of Items					
5th Option Period 10/01/10 - 11/30/11					
Facilities Management of the Thurgood Marshall Federal Judiciary Building					
ITEM #	Description	QTY	U/M	5th OPTION Unit Price	5th OPTION Total Price
FIRM FIXED PRICE ITEMS (MONTHLY SERVICES)					
0501-	Facilities Management	2	MO		
0502-	Operations of all building equipment and systems including preventive and corrective maintenance				
0502A	Building Infrastructure Maintenance	2	MO		
0502B	Architectural/Structural Maintenance	2	MO		
0502C	Operation, Maintenance, and Repair of All Elevators and Elevator Systems	2	MO		
0502D	Emergency Alarm and Signal Maintenance and Testing	2	MO		
0502E	Maintenance of Tenant Equipment	2	MO		
0502-	Sub-Total				
0503-	Janitorial/Custodial Services and Related Services	2	MO		
0504-	Trash or Solid Waste Disposal/Removal				
0504A	Trash or Solid Waste Disposal/Removal	2	MO		
0504B	Recycling Program	2	MO		
0504C	Removal of Wet Waste	2	MO		
0504-	Sub-total				
0505-	Integrated Pest Management	2	MO		
0506-	Mail Services	2	MO		
0507-	Floor Copier Services	2	MO		
0508-	Landscaping, Grounds, and Plant Maintenance				
0508A	Exterior Landscaping and Grounds Maintenance	2	MO		
0508B	Interior Atrium and Plant Maintenance	2	MO		
0508C	Seasonal Color Installation	2	MO		
0508D	Tree and Bed Mulch	2	MO		
0508-	Sub-Total				
0509-	Security Services	2	MO		
TOTAL PRICE FOR FIXED PRICE CONTRACT LINE ITEMS 0401 THROUGH 0409					

REIMBURSABLE SERVICES			FIFTH OPTION YEAR						
ITEM #	Description	**EST QTY	U/M	Unit Price	Total Price				
	**Quantities are estimates only. The Government shall NOT be obligated to order any of these services.								
0410-	Snow and Ice Removal								
0510A	0 - 4"	15	HR						
0510B	4 - 8"	25	HR						
0510C	8" or More	35	HR						
0510-	Sub-Total								
0511-	Reimbursable Services During Normal Hours of Operation:								
0511A	General Laborer	120	MH						
0511B	General Maintenance Worker	120	MH						
	Heating, Refrigeration, and Air Conditioning								
0511C	Mechanic	25	MH						
0511D	Heavy Equipment Mechanic	15	MH						
0511E	Heavy Equipment Operator	25	MH						
0511F	Maintenance Electrician	145	MH						
0511G	Maintenance Carpenter	25	MH						
0511H	Maintenance Plumber	15	MH						
0511J	Maintenance Painter	100	MH						
0511K	Elevator Repairer	15	MH						
0511L	Elevator Repairer, Helper	15	MH						
0511M	Elevator Repairer Apprentice	15	MH						
0511N	Fire Alarm System Mechanic	15	MH						
0511P	Furniture Handler (Large Moves)	25	MH						
0511Q	Furniture Repairer	15	MH						
0511R	Upholsterer	15	MH						
0511S	Guard II	15	MH						
0511-	Sub-total								
0512-	Reimbursable Services Outside of Normal Hours of Operation:								
0512A	General Laborer								
0512B	General Maintenance Worker								
	Heating, Refrigeration, and Air Conditioning								
0512C	Mechanic								
0512D	Heavy Equipment Mechanic	40	MH						
0512E	Heavy Equipment Operator	40	MH						
0512F	Maintenance Electrician	10	MH						
0512G	Maintenance Carpenter	5	MH						
0512H	Maintenance Plumber	10	MH						
0512J	Maintenance Painter	50	MH						
0512K	Elevator Repairer	10	MH						
0512L	Elevator Repairer, Helper	5	MH						
0512M	Elevator Repairer Apprentice	15	MH						
0512N	Fire Alarm System Mechanic	30	MH						
0512P	Furniture Handler (Large Moves)	5	MH						
0512Q	Furniture Repairer	5	MH						
0512R	Upholsterer	5	MH						
0512S	Guard II	10	MH						
0512-	Sub-Total								
DIRECT MATERIAL COSTS AND MANAGEMENT FEE									
ITEM #	Description								
0513-	Direct Material Costs								
		EST/%			Total Price				
0514-	Management Fee (% of 0410 + 0411 + 0412 + 0413)	Est.							
		%							